

PRICING

PRICE:	\$796,000
NET OPERATING INCOME (NOI):	\$57,696
CAP RATE:	7.25%

PROPERTY SUMMARY

LOCATION:	925 North Larrabee Chicago, IL
TENANT:	The Core Store, LLC D/B/A Meta Modern Health
BUILDING SIZE:	+/- 3,205 SF
PARKING SPACES:	Two (2) garage spaces included
LEASE COMMENCEMENT:	4/10/2015
LEASE EXPIRATION:	7/31/2021
CURRENT NET RENT:	\$19.25 PSF
ANNUAL NET RENT INCREASES:	\$0.50 PSF
RENEWAL OPTIONS:	One 5 year option at Market Rent
REAL ESTATE TAXES:	Paid by Tenant
INSURANCE:	Paid by Tenant
MANAGEMENT / ADMIN:	Paid by Tenant
UTILITIES:	Separately metered & paid by Tenant.
ASSOCIATION DUES:	Paid by Landlord



DEMOGRAPHICS

	<u>0.25 Mile</u>	<u>0.50 Mile</u>	<u>1.00 Mile</u>
Population	3,058	14,364	86,086
Daytime Population	4,085	20,337	146,709
Average HH Income	\$112,408	\$122,658	\$135,064

The information above was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. Any projections opinions, assumptions or estimates are for example only, and may not represent current or future performance of the property. You and your advisors should conduct your own investigation of the property and transaction.

925 North Larrabee, Chicago, IL.